



THE
A-TEAM

**RE/MAX
FIRST**

400 SPARROW HAWK Drive #14, Fort McMurray T9K 0Y7

MLS® #: **A2214733**

Area: **Eagle Ridge**

Listing Date: **04/25/25**

List Price: **\$350,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Fort McMurray

Year Built:

2012

Lot Information

Finished Floor Area

Abv Sqft:

1,224

Low Sqft:

Ttl Sqft:

1,224

Lot Sz Ar:

2,305 sqft

Lot Shape:

DOM

14

Layout

Beds:

3 (3)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

1

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Front Yard,Landscaped

Heated Garage,Insulated,Single Garage Detached

Utilities and Features

Roof: **Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,Private Yard**

Construction:

Concrete,Vinyl Siding

Flooring:

Carpet,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Range,Microwave,Refrigerator,Washer,Washer/Dryer Stacked

Int Feat:

Bar,Central Vacuum,Kitchen Island,Quartz Counters,Separate Entrance,Wet Bar

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	2`9" x 6`8"
Kitchen	Main	12`7" x 10`11"
3pc Ensuite bath	Second	5`0" x 7`5"
Bedroom	Second	9`4" x 12`2"
Bedroom - Primary	Second	15`8" x 11`1"
Game Room	Basement	14`6" x 30`9"

Room	Level	Dimensions
Dining Room	Main	12`7" x 9`3"
Living Room	Main	15`11" x 12`0"
4pc Bathroom	Second	5`0" x 8`3"
Bedroom	Second	10`7" x 13`11"
4pc Bathroom	Basement	4`11" x 8`5"
Furnace/Utility Room	Basement	6`0" x 7`5"

Legal/Tax/Financial

Condo Fee:
\$450

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **1222467**

Remarks

Pub Rmks: **Step inside and enjoy a spacious main floor living area that leads into your beautiful kitchen complete with quartz countertops, stainless steel appliances and an eat-up island. Your laundry is conveniently located on the main floor as well. Upstairs, you'll find two good sized bedrooms and a full bathroom. Finishing off the second floor is your primary suite with stunning ensuite, walk-in closet AND your own private balcony! Notice the upgraded Hunter Douglas blinds throughout! Home is equipped with hot water on-demand (maintained and cleaned last year). Downstairs, the fully finished basement with in-floor heating, large windows & 9 foot ceilings is a great addition with a large living area, full bathroom, separate laundry, and a kitchen with fridge & dishwasher plus a 220 receptacle for a stove — ideal for guests, teens, or potential rental income. (Currently set up for a home business, but will easily be back to the open space) Outside, enjoy your fenced yard for added privacy and a safe space for kids or pets. Don't forget the bonus of a single detached heated garage, perfect for Alberta winters! Whether you're looking for the perfect starter home or a turnkey investment in a family-focused, amenity-rich neighborhood, this one checks all the boxes.**

Inclusions: **Refrigerator, Range, OTR Microwave, Dishwasher, Washer, Dryer, Washer/Dryer in basement, Fridge in basement, Dishwasher in basement.**

Property Listed By: **EXP REALTY**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800







